



Town of Harpswell
Board of Appeals Minutes
September 24, 2014
Adopted February 25, 2015

Members Present

Ned Simmons, Chair
Jim Knight
Ellen Lebauer
John Perry
Ellen Shillinglaw

Members Absent

Pat Lawson, Associate Member

Staff Present

Diane Plourde, Recording Secretary

The Town of Harpswell Board of Appeals meeting, being duly advertised in the Brunswick *Times Record* was called to order at 6:30 p.m. by Ned Simmons, Chair. The chair read the agenda, introduced the board members and reviewed the procedures.

Old Business: None

New Business: 14-10-01BA Jeffrey Smith (Applicant) Joseph Smith (Owner) Map 16 Lot 424, #6 Stover's Ocean Avenue – Setback Variance for Single Family Dwelling

A site visit was held on Monday, September 22nd and in attendance were Ellen Labauer, John Perry and Ned Simmons along with abutters Jim & Karen Haggitt and Jean Daly.

Mr. Jeff Smith representing Joe & Lynn Smith said he did the design for them. The Smiths would like to tear down the existing residence and in the process moving it away from the back property line to push the new house towards center of lot to improve the view. The plans will reduce the nonconforming square footage not using 30% expansion, potentially reducing the footprint by 437 square feet.

The Board asked questions about the setbacks to all properties, footprint, square footage and the feasible alternative for the application. Mr. Simmons explained the problems the Board faces with approving this application. After discussion, Mr. Smith withdraws the appeal.

Ned Simmons moved seconded by John Perry to continue until such time as it is withdrawn or is brought back to the Board of Appeals.
Motion carries 5-0

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Other Business: Consideration of minutes of July 23, 2014 and August 13, 2014

Ned Simmons moved seconded by John Perry to accept the minutes of July 23, 2014 as drafted. Motion carries 5-0

Ned Simmons moved seconded by Ellen Lebauer to accept the minutes of August 13, 2014 as drafted. Motion carries 5-0

Adjournment: The meeting adjourned at 6:55 PM

Respectfully submitted by:

Diane Plourde
Recording Secretary